

**104, 1716 Henderson Lake Boulevard S  
Lethbridge, Alberta**

**MLS # A2202801**



**\$199,950**

<b>Division:</b>	Lakeview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	594 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Plug-In, Stall		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 326
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	R-100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Couch, Entertainment Unit

Welcome to this beautifully updated 1-bedroom ground floor apartment in the heart of South Lethbridge. Offering both style and convenience, this unit features private access for anyone seeking comfort and privacy. Step inside to discover a spacious living area with brand new luxury vinyl plank flooring throughout, new lighting, and paint! The open-concept design seamlessly connects the living, dining, and kitchen spaces, providing a great flow for entertaining or relaxing. The kitchen is equipped with modern appliances and plenty of storage, making meal prep a breeze. One of the standout features of this apartment is the in-suite washing machine, adding extra convenience for your laundry needs. No need to share facilities or leave the comfort of your own space! The bedroom is generously sized with ample closet space. In addition to the in suite storage the building comes with its own private storage locker and access to a shed to store your bike! With a private entry and ground-floor location, you'll enjoy easy access and the peace and quiet of your own space, all while being close to amenities, parks, and major routes. Call your favorite agent and book your showing today!